

Monday, October 06, 2014

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

ROLL CALL:

PRESENT: **Aeron Arlin-Genet, Ellen Carroll, Frank Honeycutt, Leslie Terry**

ABSENT: **Kami Griffin**

This meeting is called to order by Chairperson Ellen Carroll.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

HEARINGS

2. Hearing to consider a request by **JOHN AND STEPHANIE DECKER/ BRADFORD G. JONES** for a Lot Line Adjustment (COAL13-0072) to adjust the lot lines between two (2) parcels of 340.40 acres and 285.69 acres each. The adjustment will result in two (2) parcels of 340.40 acres and 285.69 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located at Monte Cristo Place, approximately 0.6 miles south of the intersection of Monte Cristo Place and Highway 1, southeast of the community of Cambria. The site is in the North Coast planning area. This project was granted a General Rule Exemption on September 9, 2014 (ED14-063).

County File Number: SUB2013-00013

Supervisory District: 2

Schani Siong, Project Manager

APN(s): 013-181-020 & 013-201-046

Date accepted: June 10, 2014

Recommends: Approval

Bill Robeson, Planning Staff: introduces Terry Wahler as counsel to planners.

Schani Siong, Planning Staff: presents proposed project.

Terry Orton, Agent: states is available for questions.

The Subdivision Review Board notes the General Rule Exemption was issued on September 9, 2014 (ED 14-063) and approves Document Number: 2014-012_SRB granting Lot Line Adjustment (SUB2013-00013/COAL 13-0072) to JOHN and STEPHANIE DECKER/BRADFORD G. JONES based on the Revised Findings A through D. in Exhibit A and subject to the Revised Conditions 1 through 11 in Exhibit B; also noting revised Findings and Conditions further highlight the Agricultural Preserve and Resources for the two parcels. adopted.

Motion by: Aeron Arlin-Genet

Second by: Frank Honeycutt

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank	x			
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

3. Hearing to consider a request by **DAMIEN AND KATHERYNE MAVIS AND PATRICK ARNOLD** for a Tentative Parcel Map/ Development Plan/ and Coastal Development Permit (CO 14-0021) to allow for 1) the subdivision of an existing 6,000 square foot parcel into two 3,000 square foot residential parcels, 2) construction of two single family residential units of 1,983 square feet and 1,917 square feet on the proposed residential parcels, and 3) use of the residences as two separate vacation rentals. The residences will be 25 feet in height above natural grade and will each have attached garages. The project will result in the disturbance of the entire parcel through development, landscaping and associated improvements. The project is located on the south side of Avila Beach Drive on Colony Lane, within the community of Avila Beach, in the San Luis Bay Coastal planning area. A Mitigated Negative Declaration has been issued on August 21, 2014 for this project.

County File Number: SUB2013-00054/CO14-0021

Supervisory District: 3

Megan Martin, Project Manager

Assessor Parcel Number: 076-196-016

Date Accepted: May 9, 2014

Recommends: Approval

Megan Martin, Project Manager: presents proposed project. Also, discusses and reviews the revised Conditions.

Ellen Carroll: discusses the memo from staff and correspondence received from ACAC.

Jamie Kirk, Agent: presents power point of proposed project.

Jim Hardig, Chairperson AVAC: requests this proposed project to be continued.

Pete Kelly, resident: discusses reasons to deny proposed project.

Sherri Danoff, resident: requests continuance of the proposed project to allow time for the Avila Valley Advisory Council time to consider the revisions.

Megan Martin, Project Planner: responds to public comments. Also, stating will allow the applicant to respond to the color distinction of the property.

Jamie Kirk, Agent: responds to public comments and refers color scheme to Damien Mavis, applicant.

Damien Mavis, applicant: responds to the color scheme of the property. Also, states has no problem adjusting colors or materials to have a visual distinction between the two units.

Frank Honeycutt: questions the height standard, parking, setbacks, water/sewer and color choices with Megan Martin responds. Mr. Honeycutt: also, questions the vacation rental aspect of this proposed project and if it is within residential zoning with Megan Martin responding.

Aeron Arlin-Genet: questions how many units are allowed within the residential multifamily zoning with Megan Martin responding. Ms. Arlin-Genet: states she feels staff did a thorough job explaining

proposed project and feels able to support the project as it moves forward.

Frank Honeycutt: states is supportive of the proposed project except the vacation rental proposal.

Aeron Arlin-Genet: questions since the proposed project is all inclusive with the vacation rental aspect. If the board were going to support everything except the vacation rental component wouldn't this hearing have to be continued with Whitney McDonald, County Counsel responding.

Members discuss all options available.

Aeron Arlin-Genet: requests clarification on the staff evaluation on case by case when there is another vacation rental within in 50 feet.

Terry Wahler, Planning Staff: responds to question regarding the staff evaluation of a vacation rental.

Whitney McDonald, County Counsel: states there is a proposed Finding for your boards consideration supporting the modification component of the vacation rental ordinance, Finding H.

Leslie Terry: questions hypothetically if the board pushed out the vacation rental, what is the mechanism for the applicant in the future with Megan Martin responding.

Frank Honeycutt: states reservation regarding the zoning.

Aeron Arlin-Genet: states she feels this proposed project was evaluated for the development with in Colony Way.

The Subdivision Review Board adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq and approves Document Number: 2014-013_SRB granting Tentative Parcel Map and Development Plan/Coastal Development Permit (SUB2013-00054/CO 14-0021) to DAMIEN AND KATHERYNE MAVIS and PATRICK ARNOLD based on the Findings in Exhibit A and Exhibit C and subject to the modified Conditions in Exhibit B and Exhibit D, per the Memo that was received on October 6, 2014. Adopted.

Motion by: Aeron Arlin-Genet

Second by: Leslie Terry

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Griffin, Kami				
Carroll, Ellen	x			
Honeycutt, Frank		x		
Arlin-Genet, Aeron	x			
Terry, Leslie	x			

PLANNING STAFF UPDATES

4. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: November 3, 2014, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

**Nicole Retana, Secretary
Subdivision Review Board**

Minutes will approved at the December 1, 2014 Subdivision Review Board meeting.